

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Service Garage (auto repairs and parts)....

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Ted L. Meadows & Shirley M. Meadows
(Type or Print Name)
Signature: Ted L. Meadows
Address: 717 Wampler Rd
City and State: Baltimore, Md 21220
Attorney for Petitioner: John W. Hession, III
(Type or Print Name)
Signature: John W. Hession, III
Address: 3204 Chesterfield Ave
City and State: Baltimore, Md 21213
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Ted L. Meadows & Shirley M. Meadows
Name: Ted L. Meadows
City and State: Baltimore, Md
Attorney's Telephone No.: 391-8709
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of April, 1981, at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

z.c.o.-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
W/S of Bowleys Quarters Rd.,
545.31' S of Carroll Island Rd.,
15th District
OF BALTIMORE COUNTY

ORA E. HALES, Petitioner : Case No. 81-186-X

ORDER TO ENTER APPEALANCE

I, Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of March, 1981, a copy of the foregoing Order was mailed to Ora E. Hales, 3204 Chesterfield Avenue, Baltimore, Maryland 21213, Petitioner; and Mr. and Mrs. Ted L. Meadows, 717 Wampler Road, Baltimore, Maryland 21220, Contract Purchasers.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 20, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cso
Nicholas B. Commodari
Chairman

Ms. Ora Hales
3204 Chesterfield Avenue
Baltimore, Maryland 21213

RE: Item No. 116
Petitioner - Ora E. Hales
Special Exception Petition

Dear Ms. Hales:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned B.L., is located on the west side of Bowleys Quarters Road south of Carroll Island Road and is improved with an individual dwelling. Adjacent properties are similarly zoned and are improved with a residence to the south and the Carroll Island Shopping Center to the west and north. To the east, across Bowleys Quarters Road, are individual houses zoned D.R.16.

Because of your proposal to construct a service garage operation to the rear of the existing dwelling, this hearing is required. Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bso
Enclosures
cc: Genhold, Cross & Etzel, 412 Delaware Avenue, Towson, Maryland 21204
Mr. & Mrs. Ted Meadows, 717 Wampler Road, Baltimore, Maryland 21220

Item #146 (1980-1981)
Property Owner: Ora E. Hales
Page 2
March 11, 1981

Water and Sanitary Sewer:

There is a public 16-inch water main and 24-inch public sanitary sewerage in Bowleys Quarters Road.

Very truly yours,
Robert A. Norton, P.E.
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es

cc: Jack Wimbley

2-NW Key Sheet
14 & 15 NE 41 Pgs. Sheets
NE 4 K Topo
91 Tax Map

Re: Item #146 (1980-1981)
Property Owner: Ora E. Hales
W/S Bowleys Quarters Road 545.31' S. of Carroll Island Road
Acres: 0.49 Acre District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Bowleys Quarters Road, an existing public road, is proposed to be improved in the future as indicated, with a 48-foot closed section roadway on a 70-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3271
NORMAN E. GERBER
DIRECTOR

April 8, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #146, Zoning Advisory Committee Meeting February 17, 1981, are as follows:

Property Owner: Ora E. Hales
Location: W/S Bowleys Quarters Road 545.31' S. of Carroll Island Road
Acres: 0.49 acres
District: 15th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-2650
STEPHENE COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Relative to ZAC meeting of February 17, 1981, this department has no comment on Items 145 through 148.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

146

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of April, 1981, that the herein Petition for Special Exception for a service garage, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated February 4, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The method provided for the elimination of waste oil shall be in accordance with the requirements of the Water Resources Administration.
2. The structure noted on the site plan as "brick ranch" shall be for residential use only.
3. Four foot high compact evergreens shall be planted along the southern property line for a distance of 30 feet from the southeast corner of the proposed building to the existing line of bushes noted on the site plan.
4. Additional evergreens shall be planted north of the proposed building in locations to be approved by the Current Planning and Development Division.
5. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: February 12, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 17, 1981

RE: Item No: 145, 146, 147, 148
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #146, Zoning Advisory Committee Meeting of February 17, 1981, are as follows:

Property Owner: Ora E. Hales
Location: W/S Bowleys Quarters Road 545.31' S. of Carroll Island Road
Existing Zoning: BL
Proposed Zoning: Special Exception for Service Garage
Acres: 0.49 Acres
District: 15th

Metropolitan water and sewer serve the existing dwelling and are available to serve the proposed service garage.

An abandoned septic system presently exists in the rear yard which must be pumped out and properly backfilled.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Jan J. Farrest
Jan J. Farrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

CARL L. GERHOLD
PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM D. ULRICH
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

February 5, 1981

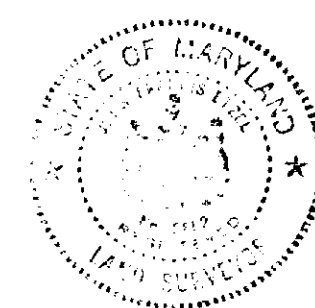
Zoning Description

All that piece or parcel of land situated, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Bowleys Quarters Road distant 545.31 feet measured southerly along the center of Bowleys Quarters Road from the intersection of the center line of said road with the center of Carroll Island Road, thence binding on the center of Bowleys Quarters Road, the two following courses and distances viz: South 3 degrees 18 minutes East 48.66 feet and South 6 degrees 52 minutes 08 seconds East 50.30 feet, thence leaving said Bowleys Quarters Road and binding on the property lines of the petitioner herein, the three following courses and distances viz: South 89 degrees 52 minutes 52 seconds West 218.09 feet, North 3 degrees 18 minutes East 100.19 feet and South 89 degrees 43 minutes 20 seconds East 215.03 feet to the place of beginning.

Containing 0.49 of an Acre of land more or less.

Being the property of the petitioner herein and shown on a plat filed with the Baltimore County Zoning Office.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Corradini, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ora E. Hales

Location: W/S Bowleys Quarters Road 545.31' S. of Carroll Island Road

Item No.: 146 Zoning Agenda: Meeting of March 17, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- XX 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300 feet intervals along Bowleys Quarters Road.
- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- XX 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

PETITION FOR SPECIAL EXCEPTION

15th District

ZONING: Petition for Special Exception
LOCATION: West side of Bowleys Quarters Road, 545.31 feet South of Carroll Island Road
DATE & TIME: Tuesday, April 28, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage (auto repairs and parts)

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Ora E. Hales, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 28, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

February 20, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #146 Zoning Advisory Committee Meeting, February 17, 1981 are as follows:

Property Owner: Ora E. Hales
Location: W/S Bowleys Quarters Road 545.31' S of Carroll Island Road
Existing Zoning: BL
Proposed Zoning: Special Exception for Service Garage

Acres: 0.49
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 311.
- X I. Comments: No openings will be permitted in the South wall- Provide one handicap space, with sign, etc., on plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. Burtman
Charles E. Burtman, Chief
Plans Review

CBB/rj

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 29, 1981

Mr. Ora E. Hales
3204 Chesterfield Avenue
Baltimore, Maryland 21213

RE: Petition for Special Exception
W/S of Bowleys Quarters Rd., 545.31' S of Carroll Island Road - 15th Election District
Ora E. Hales - Petitioner
NO. 81-186-X (Item No. 146)

Dear Mr. Hales:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/nc

Attachments

cc: Mr. & Mrs. Ted L. Meadows
717 Wampler Road
Baltimore, Maryland 21220

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: April 9, 1981

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-186-X Item 146

Petition for Special Exception
West side of Bowleys Quarters Road, 545.31 feet South of Carroll Island Road
Petitioner- Ora E. Hales

Fifteenth District

HEARING: Tuesday, April 28, 1981 (10:00 A.M.)

If granted, it is requested that the provision of appropriate landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ub

Ms. Ora Hales
3204 Chesterfield Avenue
Baltimore, Md. 21213

Carroll, Cross & Steel
412 Delaware Avenue
Towson, Md. 21204

Mr. & Mrs. Ted Meadows
717 Wampler Road
Baltimore, Md. 21220

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of March, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Ora Hales

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6 day of Feb, 1981.

Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Ora E. Hales

Submitted by Ted Meadows

Petitioner's Attorney

Reviewed by *DS*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

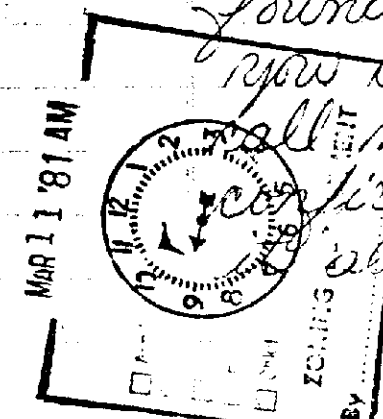
Ora E. Hales

March 2, 1981

Mr. Hammond,

I am writing this letter to you to request as early a hearing date as possible on property located at 22 Bowleys Quarters Rd. Item No. 146. My reason for request is as such, we have signed a contract on said property to purchase it, if the zoning is approved for a Auto Service Garage. The contract is through a realty and is said to expire on May 5, 1981. We also have spent a considerable amount of money for the petition, surveying, plat, descriptions and fees, etc. which will all be to no avail if the contract expires before zoning hearing comes up. Anything you can do to move this hearing up will be greatly appreciated. I have tried to reach you by phone, found that you are very busy. If you could take a couple of minutes to call me at my home no. 391-8709 to confirm this letter I would appreciate also.

Thank you very much
Mr. Ted L. Meadows



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 6800 CHESAPEAKE AVENUE, before the 2nd day of April, 1981, the first publication appearing on the 2nd day of April, 1981.

THE JEFFERSONIAN,
S. Frank Smith
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION
15th DISTRICT

ZONING: Petition for Special Exception
LOCATION: West side of Bowleys Quarters Road, 545.31 feet South of Carroll Island Road
DATE & TIME: Tuesday, April 28, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a service garage (auto repairs and parts)
All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point in the center of Bowleys Quarters Road distant 545.31 feet measured northerly along the center line of Bowleys Quarters Road from the intersection with the center of Carroll Island Road, thence southerly on the center of Bowleys Quarters Road, the following distances: 18 minutes East 66 feet and South 6 degrees 35 minutes 1 second East 50.30 feet, thence southerly along the property lines of the petitioner herein, the three following courses and distances: South 88 degrees 52 minutes 32 seconds West 218.00 feet, North 3 degrees 18 minutes West 100.18 feet and South 88 degrees 45 minutes 20 seconds East 218.00 feet to the place of beginning.
Containing 0.48 of an Acre of land more or less.
Being the property of the petitioner herein and shown on a plat filed with the Baltimore County Zoning Office.
Being the property of Ora E. Hales, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, April 28, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Apr. 2

BALTIMORE COUNTY, MARYLAND No. 097207

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 16, 1981 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Shirley Meadows

FOR Filing Fee for Case No. 81-186-X

3537-27 5

VALIDATION OR SIGNATURE OF CASHIER

March 16, 1981

Ora E. Hales
3204 Chesterfield Avenue
Baltimore, Maryland 21213

NOTICE OF HEARING

RE: Petition for Special Exception - West side of Bowleys Quarters Road, 545.31' S of Carroll Island Road
Case No. 81-186-X

TIME: 10:00 A.M.

DATE: Tuesday, April 28, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner of
BALTIMORE COUNTY

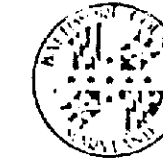
cc: Mr. & Mrs. Ted L. Meadows
717 Wampler Road
Baltimore, Maryland 21220

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DS</i>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case:	Map # OFFICE COPY									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 4/12/81
Posted for: Petition for Special Exception
Petitioner: Ora E. Hales
Location of property: 22.5 Bowleys Quarters Rd., 545.31' S of Carroll Island Rd.
Location of Signs: front of property (3300 Bowleys Quarters Rd.)
Remarks: *Shirley Meadows*
Posted by *Shirley Meadows* Signature Date of return: 4/16/81
Number of Signs: 1



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
294-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1981

Ora E. Hales
3204 Chesterfield Avenue
Baltimore, Maryland 21213

RE: Petition for Special Exception
W/S Bowleys Quarters Road
545.31' S. of Carroll Island Road
Case No. 81-186-X

This is to advise you that \$52.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097247

DATE April 27, 1981 ACCOUNT 01-662

AMOUNT \$52.38

RECEIVED FROM Ora E. Hales

FOR Posting and Advertising of Case 81-186-X

VALIDATION OR SIGNATURE OF CASHIER

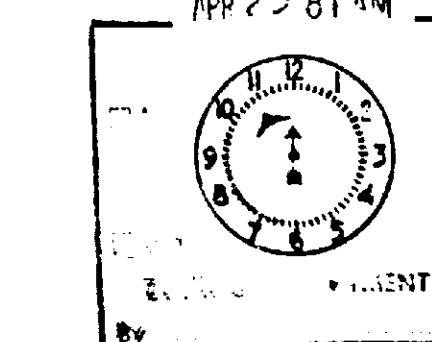
William E. Hammond
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

April 21, 1981

Ora E. Hales
81-186-X

I am writing in support of the petition for special exception filed with your office for an auto repair garage on Bowleys Quarters Road. My husband and I are unable to attend the public hearing scheduled for Tuesday, April 28, however, we are both greatly in favor of your granting the special exception. A repair garage is definitely needed in this fast-growing community. The intersection where the garage would be located is already highly commercial and no damage would be done to the area. The noise level would be minimal and any increase in traffic easily handled. The increase in economy would be highly beneficial to the entire community. Also, the added convenience to area residents would be most appreciated.

Thank you for your consideration



Shirley Meadows
Shirley Meadows
601 Bladwy Road
Baltimore Md 21220
(877-7421)

Petition For Special Exception

15th District
Zoning: Petition for
Special Exception
Location: West side of
Bowleys Quarters Road,
546.31 feet South of Carroll
Island Road

Date & Time: Tuesday,
April 28, 1981 at 10:00
A.M.

Public Hearing: Room
106, County Office
Building,
Chesapeake Avenue,
Towson, Maryland

The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act # and
Regulations of Baltimore
County, will hold a public
hearing.

Petition for Special
Exception for a service
garage (auto repairs and
parts).

All that parcel of land in
the Fifteenth District of
Baltimore County

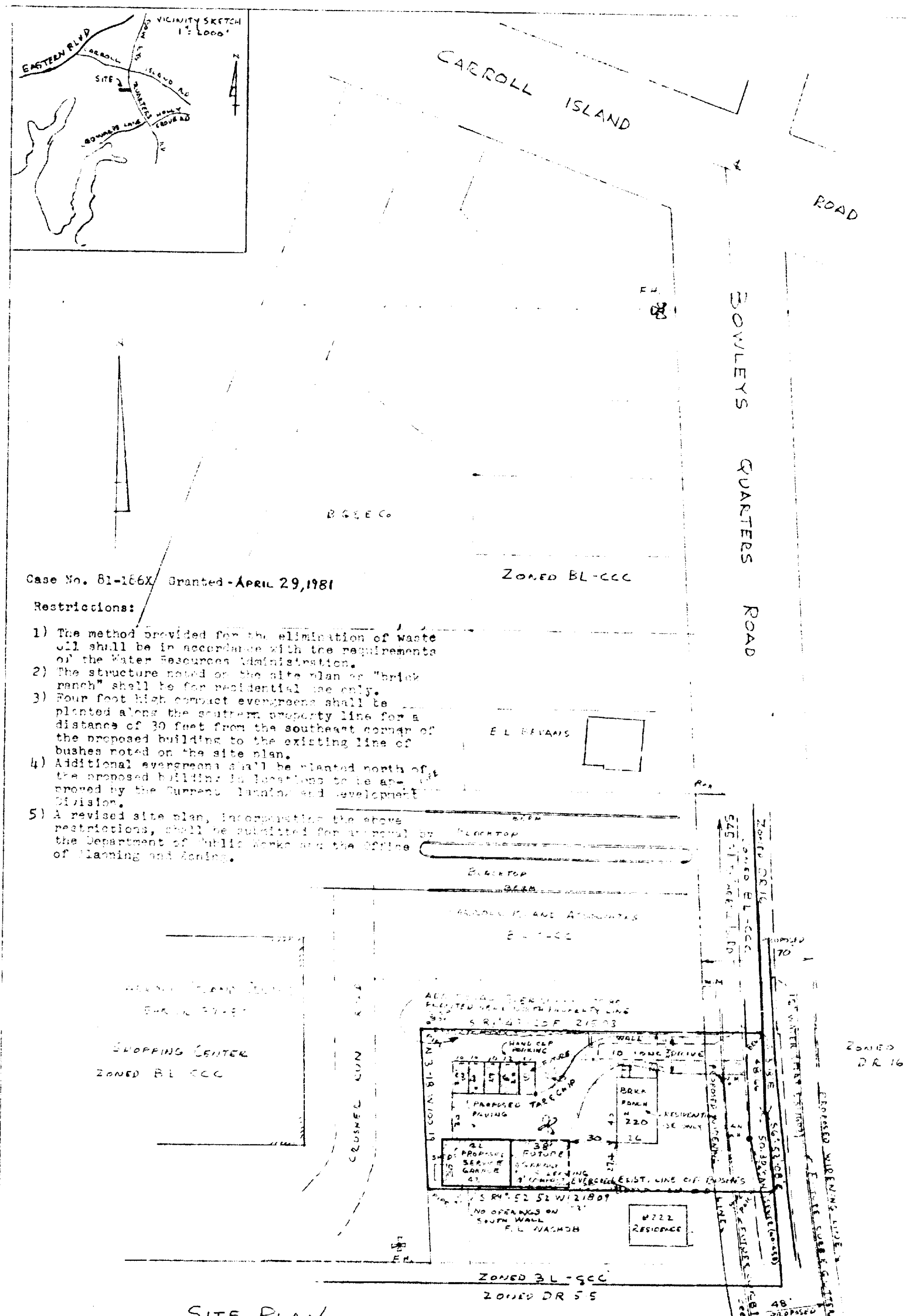
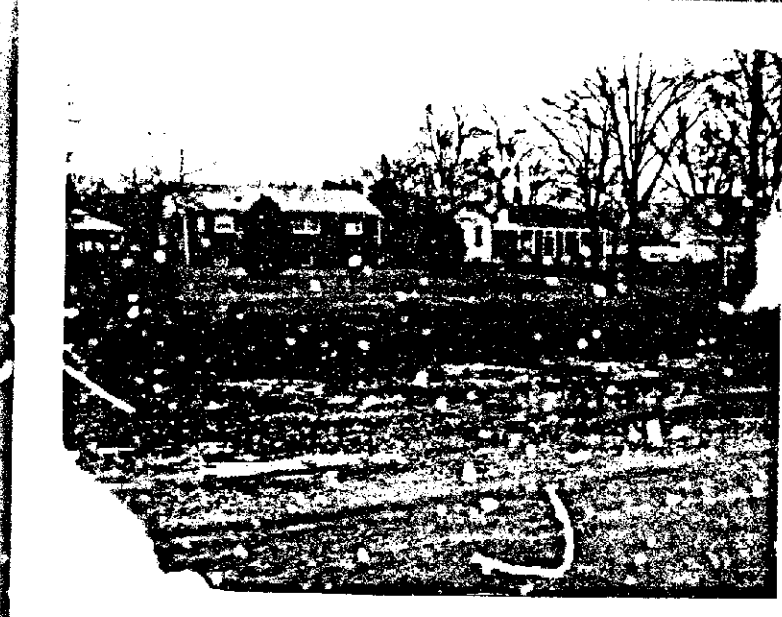
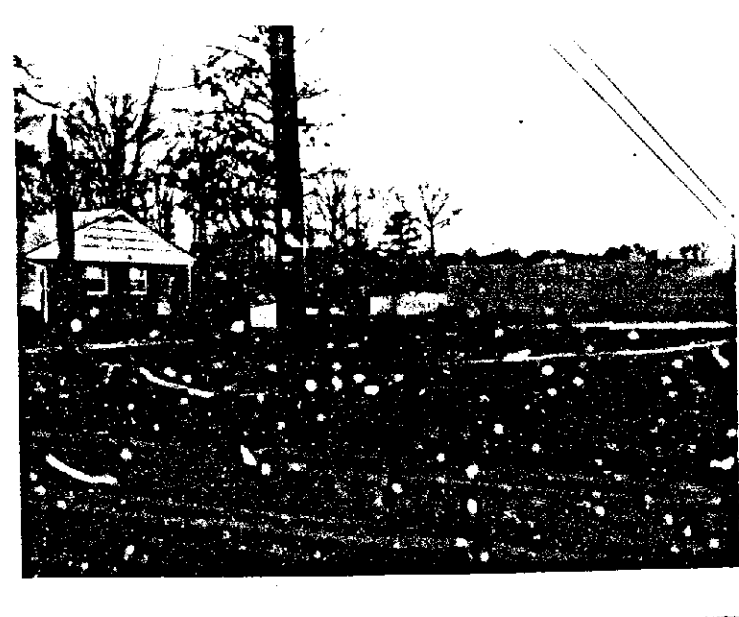
Beginning for the same
at a point in the center of
Bowleys Quarters Road
546.31 feet
measured southerly along
the center of Bowleys
Quarters Road from the
intersection of the center
line of said road with the
center of Carroll Island
Road, thence binding on

The Essex Times

Essex, Md., April 9, 1981

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 9th day of
April, 1981
Charles E. Hammond Publisher.



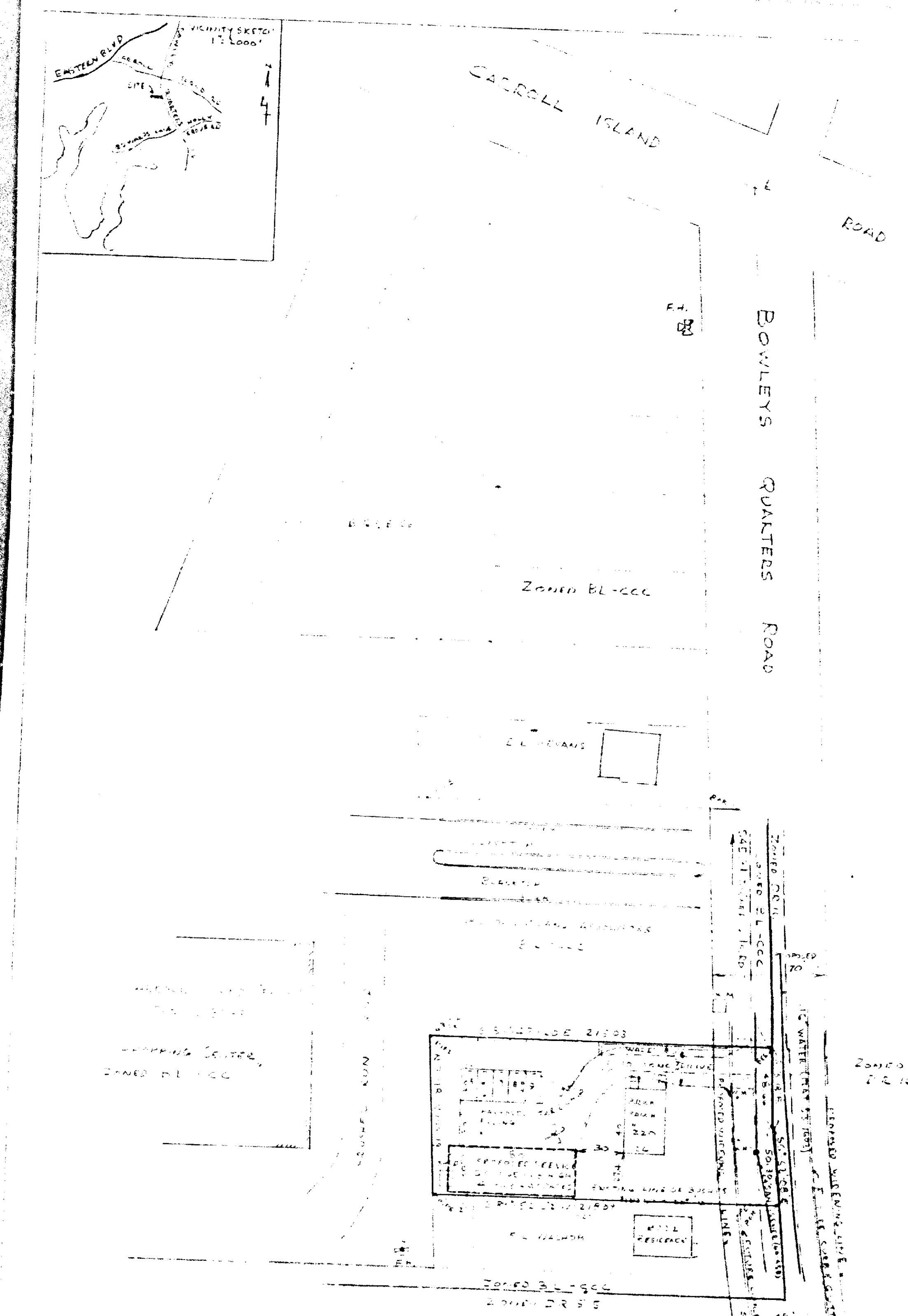
SITE PLAN
PLAN TO ACCOMMODATE ZONING PETITION
FOR
SERVICE GARAGE IN A B-2 ZONE
LOCATED
IN DISTRICT BALD CO MD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: William E. Hammond
DATE: 6/14/81
BY: William E. Hammond
DATE: 6/14/81
ZONING COMMISSIONER

MICROFILMED
EXISTING ZONING: B-2 ZONE
PROPOSED ZONING: SPECIAL EXCEPTION IN B-2 ZONE
OWNER: ORA HALPS
CONTRACT PURCHASER: TED E. SHIRLEY MEADOWS
AREA: 0.42 ACRES
NO DISABLED VEHICLES PARKED OUTSIDE UNLESS SCREENED BY STANDBY FENCE ENCLOSURE
PARKING DATA: AREA OF GARAGE 42' x 30' = 1260'
PARKING REQUIRED: 1 SPACE FOR 300' x 12' (SHIRLEY) FUTURE - 1140' x 44' = 50160'
PARKING PROVIDED: 2 BAY GARAGE: 2 SPACES + 1 SPACE = 3 SPACES
FUTURE: 2 BAY GARAGE: 2 SPACES + 1 SPACE = 3 SPACES

REVISED: APRIL 26, 1982
JANUARY 1981, APRIL 21, 1981
SCALE: 1" = 50' FEB 4, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Louisiana Avenue
TOWSON, MARYLAND 21204



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